

TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION  
FROM: ED GALLAGHER, COMMUNITY DEVELOPMENT DIRECTOR  
SUBJECT: PLANNED DEVELOPMENT 93010 AMENDMENT (ESTRELLA WARBIRDS)

DATE: JULY 26, 2011

Needs: To consider a proposal, filed by the Estrella Warbirds Museum, Inc., to construct a new building and additions to several buildings which collectively total 32,000 square feet.

Facts:

1. The Museum site is located at 4251 Dry Creek Road (see attached Vicinity Map).
2. The existing General Plan Land Use designation is Business Park, Airport Overlay (BP-AP). The existing zoning is AP-PD (Airport, Planned Development Overlay).
3. The Planning Commission has approved the following applications related to the Estrella Warbird Museum:
  - On April 21, 1994, the Planning Commission adopted Resolution 94-017 approving the original development plan for the museum along with the construction of the three original buildings;
  - On October 11, 2005 the Planning Commission adopted Resolution 05-093 approving the construction of a 4,800 square foot Freedom Hall building;
  - On February 12, 2008 the Planning Commission adopted Resolution 08-012, allowing for the construction of three (approximately 4,800 square feet in area) buildings.
4. With the build-out of the buildings described above, the museum currently has approximately 30,000 square feet of buildings. This application proposes to construct an additional approximate 32,000 square feet, which would consist mainly of additions to existing buildings. The only new free standing building proposed is a new 12,000 square foot aircraft hangar, shown on the plans as the northerly most building. (See Attachment 2, Proposed Site Plan).
5. The design and materials of the proposed buildings would be consistent with the existing metal buildings and hangars already established. Most of the proposed expansion will not be visible from Dry Creek Road.

6. In conjunction with the expansion, the Warbirds are requesting that the Planning Commission not require additional permanent parking to be installed, since the existing 65 parking spaces are more than adequate for the museum, including the expansion. The average daily number of visitors is around 50 persons and since typically there is more than one visitor per car, the existing parking is never fully utilized (Please note that for special events that require additional parking, overflow parking on an adjacent part of the airport property will be provided on a case by case basis, as approved by the Airport Manager).
7. Section 21.22.050 of the Parking Ordinance gives the Planning Commission the ability to approve a parking ratio for a use that is not specifically listed by applying a parking ratio for a use that has similar trip patterns. In the case of the museum, since it is not listed in the Ordinance, Staff recommends using the ratio for warehouse and storage (1 parking space per 1,000 square feet) since both uses tend to have relatively low trip patterns. Therefore, 62,000 square feet of buildings would require 62 parking spaces. The plan indicates that there are 65 existing parking spaces, and there would be 75 permanent parking spaces, once the expansion to the Brooks building and the Hind additions are completed.
8. The project was reviewed by the DRC at their meeting on July 11, 2011. The Committee recommended that the Planning Commission approve the proposed amendment, including the use of the existing paved areas for parking and not requiring additional paved parking to be installed at this time.
9. The project has been reviewed by Roger Oxborrow, Airport Manager. Mr. Oxborrow did not have any issues with the proposed buildings.
10. Pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA) and the City's Procedures for Implementing CEQA, an Initial Study was prepared and circulated for public review and comment. Based on the information and analysis contained in the Initial Study, a determination has been made that the Project would be in compliance with the regulations for issuance of a Negative Declaration.

Analysis  
and

Conclusion: As noted above, of the proposed 32,000 square foot building expansion, except for the 12,000 square foot hangar, the rest of the 20,000 square feet would be additions to existing buildings. The architecture and materials of the buildings would match the existing buildings.

The 75 parking spaces that is shown on the plan to be constructed once the Brooks and the Hind additions are built would seem adequate based on the average of

around 50 guests a day to the museum. The 75 spaces would exceed the minimum of 62 parking spaces when applying the 1 space per 1,000 square foot ratio.

The proposed amendment to PD 93-010 for the Warbirds would be an expansion that seems to blend in well with the existing facility and allow the Warbirds to expand their facility over the next several years. The expansion would comply with the General Plan and Zoning designations for the site as well as meet the intent of the Economic Strategy since it would help expand tourism attractions in the City.

Policy

Reference: California Environmental Quality Act (CEQA); Zoning Ordinance, Airport Land Use Plan.

Fiscal

Impact: There are no quantified fiscal impacts related to this development plan amendment.

Options: After consideration of all public testimony, the Planning Commission by separate actions should consider the following options:

1. a. Adopt the attached resolution granting approval of a Negative Declaration for the project; and
- b. Adopt the attached resolution granting approval of the amendment to Planned Development 93-010 Amendment, including the use of 1 parking space per 1,000 square feet of gross building space, subject to standard and site-specific development conditions; and
2. That the Planning Commission amend, modify, or reject the above options.

Attachments:

1. Vicinity Map
2. Site Plan
3. Applicant's Project Description
4. City Engineer Memo
5. Resolution Adopting a Negative Declaration
6. Resolution approving PD 93010 Amendment
7. Newspaper and Mail Notice Affidavits





Attachment 1  
Vicinity Map  
PD 93-010 Amendment  
(Estrella Warbirds)





Chapter 1  
INTRODUCTION AND SUMMARY

**1.1 INTRODUCTION**

In 2010, the Estrella Warbirds Museum, aka Estrella Warbird Museum, (hereinafter referred to as “EWM”) initiated a Museum Master Plan Update for the EWM. The overall objective of the planning study is to prepare a Museum Master Plan Update that meets the goals and requirements of the EWM and the City of Paso Robles. The long range plan will be prepared to guide development of the EWM in order to maintain the EWM as a valued tourist destination facility for the City of Paso Robles and those parts of the surrounding area for which the City is the most convenient tourist destination.

Estrella Warbirds Museum, aka Estrella Warbird Museum, ( referred to as “EWM”throughout this report) is geographically located in the north central portion of San Luis Obispo County,

CA, approximately 4-1/2 miles northeast of the center of the City of El Paso de Robles on the SE portion of the Paso Roble Municipal Airport.

Vehicle access to the EWM is provided via U.S. Highway 101, State Highway 46, Airport Road, and Dry Creek Road. The Paso Roble Municipal Airport is classified as a General Aviation Airport in the National Plan of Integrated Airport Systems and as a Regional Airport in the California Aviation System Plan. This enables the EWM to be one of the few “fly-in and drive-in” museums in the United States. The location of the Airport with respect to nearby communities and other airports in the area is illustrated on Figure 1-1.

**1.2 HISTORY OF THE MUSEUM**

Adopting a name to memorialize the World War II Estrella Army Air Force Base, which is now known as the Paso Robles Municipal Airport, the Museum was chartered as a not-for-profit California corporation in 1992, and 501(c)3 accreditation soon followed to establish the Museum with the US Departments of Navy and Air Force, as well as the state of California, as an organization approved to receive surplus aircraft and other government properties.

In 1993, Parcel 45 of Parcel Map PRAAL 77-469 consisting of approximately five acres of land was leased to the EWM by the City of Paso Robles for a 40-year period. The city later increased the total lease site to twelve and a half acres of land. Amendment #3-Parcel 44 (June 1997), and Amendment #5, a 2.5 acre portion of the adjoining SE parcel which was a lot line adjustment.

Attachment 3  
Project Description  
PD 93-010 Amendment  
(Estrella Warbirds)

### **1.3 VISION STATEMENT**

The purpose of this corporation is to preserve historic military aircraft and to provide a museum facility for the permanent protection and display these aircraft and other memorabilia. In the context of these general purposes, the corporation shall procure aircraft and other military articles and memorabilia, restore these items to either operable or static condition, maintain a library of military information, maintain one or more structures that will serve as a museum and meeting place, and promote a support camaraderie among people interested in military history, aircraft, and aircraft restoration. The EWM is dedicated to the restoration and preservation of military aircraft, military vehicles and memorabilia and to those who flew and worked on them. Our approach, however, is not to glorify conflict but rather to make a future generation aware of the fact our way of life does not come without sacrifice.

### **1.4 MUSEUM MASTER PLAN UPDATE FINDINGS AND RECOMMENDATIONS**

The Museum Master Plan Update(the Plan) integrates long-term Museum requirements with current and forecast museum needs. It represents a guide for museum development through the year 2020 planning period and indicates possible developments beyond the year 2020 for which land should be reserved at this time. The principal findings and recommendations of the Plan are summerized below.

#### **1.4.1 MUSEUM DEMAND FORECASTS**

With the addition of a fourth day of operation, EWM has seen a dramatic increase in our visitor count. The Visitor counts have increased with each year and there has been a notable increase with the addition of the Woodland Auto Display. With a static economy, we have still had a steady increase in visitors.

The Museum gets a significant number of repeat visitors, because “there are always new things to see”. The Curators work tirelessly to ensure that there are always new things added and others removed to keep the displays timely and interesting.



### 1.4.2 Museum Property

The existing lease site contains approximately 12.5 acres, Parcel 45 and Parcel 44 and a SW corner of the adjoining Parcel directly east of Parcel 45.

\*It is recommended that the EWM acquire certain lands outside the present EWM lease property line for future EWM development and protection as follows:

Acquire 2 adjoining parcels consisting of approximately 5 acres each. *Parcel 46* to the west of Parcel 45 and *Parcel 43* to the west of Parcel 44. These would enable EWM sufficient room for expansion of EWM static displays and addition of exhibit buildings, storage buildings, a large hangar

### 1.4.3 Existing Museum Facilities and Services

Currently completed buildings, with their Phase Numbers and their uses on the existing lease site are as follows:

**Phase One** of the EWM initial plan of five buildings, was a 64' x 80' all-metal hangar, known as *Hangar One*, which was built for the most part by a handful of volunteers, pilots and aviation enthusiasts. In 1997, with help from local contractors and businessmen, the hangar was up and ready for occupancy in only three months, which was remarkable in its own right.

**Phase Two** was a 50' x 100' metal building, the *Al Schade Restoration Facility and Workshop*, which includes a full shop with necessary machinery and tools for restoration of aircraft, vehicles and equipment. It also has storage space for inventories and components. Constructed mainly by Museum volunteers, it was ready for occupancy in late 1999 and is now a bustling center of activity.

**Phase Three** in 2000, was the *Glen A. Thomson Memorial Hall*, an all metal building housing a 4800 square foot meeting facility which includes a full-service kitchen, a wet bar, rest rooms, air-conditioning and heating system and wireless internet access. Above the modest convention center is the permanent Library and Research Center. The Library opened to the membership in April of 2008.

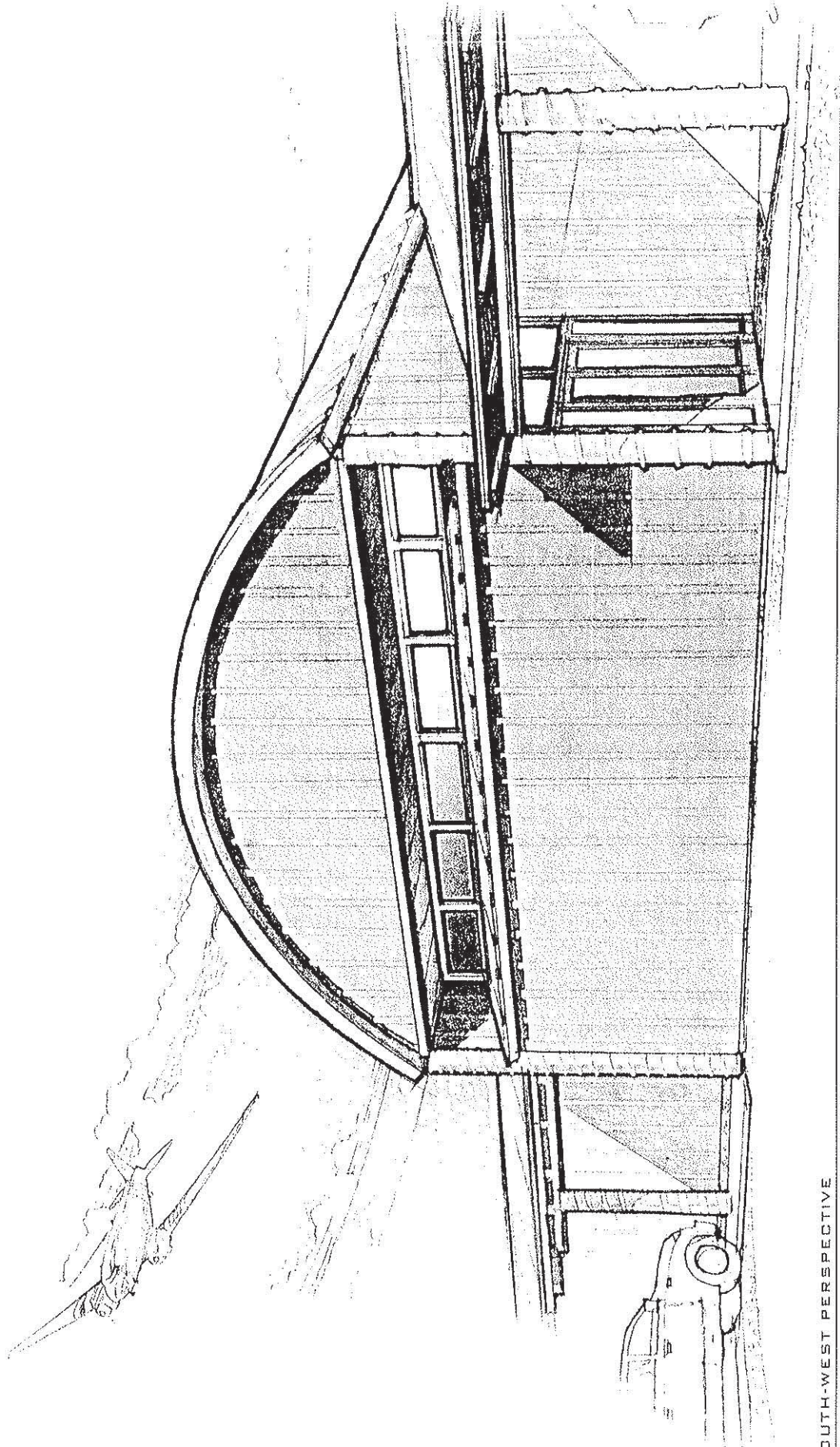
**Phase Four** , completed in March 2007 was *Freedom Hall*, which houses the Museum Gift Shop and the many displays and historical artifacts the Museum has acquired. Displays are refreshed periodically, and new items are continually being added to encourage repeat visits.

**Phase Five** is the *Brooks Building* , which was completed in January of 2009 and has 5,000 square feet of storage space for restored vehicles, armament, a small restoration garage and a controlled storage area for preserving some of the many uniforms and historical artifacts donated to the museum.

**Phase Six** was the *Woodland Building*, completed in late July, 2009. The facility covered just under 5,000 square feet and houses a great historic collection of automobile memorabilia which is truly unique to the Paso Robles area. It has greatly increased the visitor attendance at the museum.

**Phase Seven** was the addition of 3200 square feet to the *Woodland Building*, completed early 2011.





SOUTH-WEST PERSPECTIVE  
ESTRELLA WARBIRD MUSEUM ADDITION



## **EXHIBITS:**

The Estrella Warbird Museum offers static displays in the form of aircraft from WW II through the current war in Iraq and Afghanistan, as well as tanks, armored personnel carriers, and an extensive munitions display.

In addition the Museum volunteers have restored several trucks and jeeps to running status, which represent everything to a pre WW I truck painted to represent an ambulance to a Vietnam era jeep.

The Woodland Auto Display offers visitors a look at some historic racing cars from the 1930's through today, as well as some vintage cars including "muscle cars" from the sixties and luxury sports cars such as the 1955 Mercedes Benz 300 Gull Wing. This exhibit also includes racing memorabilia from the early 1930's through today's NASCAR race teams. The addition of this exhibit has drawn in an increasing number of visitors who are auto enthusiasts who would not have visited a Military aviation-based Museum.

Freedom Hall houses military memorabilia, historic photos, uniforms, military weapons, aircraft models, original artwork and related minutiae. There are large exhibits such as the MASH tent, and the Chaplains Exhibit as well.

### 1.5 Phased Development and Capital Improvement Program

We hope to be able to add the following in 2011-2012:

**Brooks Building Expansion** of a 25' x 100' extension to the East of the existing Brooks Building which will add approximately 2500 square feet to allow the display of more restored Military vehicles, as well as a working communications display of restored equipment from WW II through the Vietnam War. The Brooks Building is already fitted with a fire suppression sprinkler system and will have added sprinklers in the expansion. Funds for this expansion have already been obtained through a major donation from the Ronald Brooks Family as well as other supporters.

**Hind Pavilion**, This 47' x 60' building will connect the existing Freedom Hall with the Brooks Building and will add another 2800+ square feet. The Pavilion become the new main entrance to the Museum with a Gift Shop, Display Pavilion and three offices to house the Museum Coordinator, the Gift Shop Manager, Accounting/Treasurer, and a storage room for Gift Shop merchandise. Funds have already been obtained through a grant from the Hind Foundation. The current gift shop area will be converted to house the Research Library. It will be necessary to add a fire suppression system to the existing Freedom Hall area and relocate a water lines, which has already had the engineering work completed.

**Hangar Two** will be a large hangar, approximately 100' x 120' to house larger aircraft, such as the C-47 which is on loan as a display aircraft to the Museum and needs to be under cover from the elements to preserve this venerable piece of history.

### **1.5.1 Revenue-Producing Facilities and Activities**

In addition to the Museum admission revenue from group tours and individuals, the Museum offers a monthly catered dinner and speaker which is open to the membership and the public and generates a small income as well as continuing the unique spirit of camaraderie among the membership . The Museum also rents out Thomson Memorial Hall for use by Groups and private citizens for social events which brings in revenue .

Once a year the Museum holds a Free Open House in the form of the Annual Warbirds Wings and Wheels Car show. This show attracts 290+ cars of all categories and over 4000 visitors. The Museum is already planning the 4<sup>th</sup> Annual event for 2012. While no admission is charged we sell Advertising banner space, food and space for local vendors to sell their wares. Members of the community seem to enjoy a “free” event with free access to the Museum while seeing unique cars from the early 1900's thru the “muscle cars” of the sixties!

### **1.5.2 Marketing Research and Promotion**

#### **Goal:**

To get the residents of Paso Robles and the surrounding San Luis Obispo Communities aware of what the Estrella Warbird Museum has to offer as well as visitors from all over the USA and foreign travelers. This includes tour companies that schedule tour bus trips to the Wine Country of Paso Robles.

#### **Target Audience:**

Local families with children, Educators, School Groups, Youth Groups, and Domestic and Foreign Tourists.



## MEMORANDUM

**TO:** Darren Nash  
**FROM:** John Falkenstien  
**SUBJECT:** Amended PD 93-010, Estrella Warbirds Museum  
**DATE:** July 13, 2011

### **Dry Creek Road**

The conditions outlined in Resolution 94-017 (original PD approval) require that “structures or facilities that encroach into the future right-of-way of Dry Creek Road shall be removed”. Although to date, there is no design of future improvements to Dry Creek Road, it is important that the members of the museum remain aware of this condition.

The museum is responsible for frontage improvements on Dry Creek Road consistent with Municipal Code and Standard PD Conditions of Approval; when and if the City is ready to proceed with a comprehensive project.

### **Sewer**

Condition No. 29 of Resolution 94-017 states that the museum must hook up to sanitary sewer when it becomes available. Condition No. 4 of Resolution 05-093 (amended PD) requires participation in the cost of a new sewer line. There are no immediate plans to extend sewer to the area.

Septic systems can be approved by City Council, however, design regulations from the Regional Water Board have recently become more rigorous. The City is obligated to enforce Water Board requirements.

### **Recommended Conditions**

Prior to occupancy of any building permit, an on-site private sewer collection system shall be installed in accordance with Regional Water Board design criteria. Sewer lateral/s shall be extended to the proposed location of the new sewer line in Dry Creek Road for future connection purposes.

Attachment 4  
City Engineer Memo  
PD 93-010 Amendment  
(Estrella Warbirds)

RESOLUTION NO. \_\_\_\_\_  
A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES APPROVING  
A NEGATIVE DECLARATION FOR  
PLANNED DEVELOPMENT 93-010 AMENDMENT  
(ESTRELLA WARBIRDS)  
APN: 025-471-010 & 011

WHEREAS, Planned Development PD 93-010 Amendment has been filed by The Estrella Warbirds Museum, requesting to construct 32,000 square feet of expansion buildings to the existing museum located at 4251 Dry Creek Road; and

WHEREAS, of the 32,000 square feet, 20,000 square feet would be expansions to existing buildings and 12,000 square feet would be a new aircraft hangar; and

WHEREAS, public notice of the proposed Negative Declaration was given as required by Section 21092 of the Public Resources Code; and

WHEREAS, a public hearing was conducted by the Planning Commission on July 26, 2011, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed project; and

WHEREAS, based on the information and analysis contained in the Initial Study (Exhibit A) prepared for this project and testimony received as a result of the public notice, the Planning Commission finds that there is no substantial evidence that there would be a significant impact on the environment as a result of the development and operation of the proposed project.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, based on its independent judgement, does hereby approve a Negative Declaration for Planned Development 93-010 Amendment, subject to the applicant complying with the conditions of approval outlined in the resolution approving PD 93-010 Amendment:

PASSED AND ADOPTED THIS 26<sup>th</sup> day of July, 2011, by the following roll call vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
STEVE GREGORY, CHAIRMAN

ATTEST:

\_\_\_\_\_  
ED GALLAGHER, PLANNING COMMISSION SECRETARY

**ENVIRONMENTAL INITIAL STUDY CHECKLIST FORM  
CITY OF PASO ROBLES**

- 1. PROJECT TITLE:** Estrella Warbirds Museum, Inc.  
(2011 Amendment)
- Concurrent Entitlements:** PD 93-010
- 2. LEAD AGENCY:** City of Paso Robles  
1000 Spring Street  
Paso Robles, CA 93446
- Contact:**  
**Phone:** (805) 237-3970  
**Email:**
- 3. PROJECT LOCATION:** 4251 Dry Creek Road
- 4. PROJECT PROPONENT:** Estrella Warbirds
- Contact Person:** Betty Miller (Representative)
- Phone:** 471-0472  
**Email:**
- 5. GENERAL PLAN DESIGNATION:** BP (Business Park)
- 6. ZONING:** AP-PD (Airport, Planned Development Overlay)
- 7. PROJECT DESCRIPTION:** A request to amend the existing development plan to allow for the construction of approximately 32,000 square feet of new buildings/additions to existing buildings, at the Museum.
- 8. ENVIRONMENTAL SETTING:** The 8.73 acre site is flat and over 75-percent developed with museum facilities that include buildings, driveways, parking lots, runways, and static display of aircraft and equipment. There are 6 existing buildings totaling approximately 30,000 square feet. The proposed amendment is requesting the ability to construct and additional 32,000 square feet of vehicle/aircraft storage and display. Most of the development besides a detached separate 12,000 square foot hanger would be additions to existing buildings.
- 9. OTHER AGENCIES WHOSE APPROVAL IS REQUIRED (AND PERMITS NEEDED):** None.



**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Aesthetics               | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources     | <input type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Geology /Soils                     |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials      | <input type="checkbox"/> Hydrology / Water Quality          |
| <input type="checkbox"/> Land Use / Planning      | <input type="checkbox"/> Mineral Resources                  | <input type="checkbox"/> Noise                              |
| <input type="checkbox"/> Population / Housing     | <input type="checkbox"/> Public Services                    | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Transportation/Traffic   | <input type="checkbox"/> Utilities / Service Systems        | <input type="checkbox"/> Mandatory Findings of Significance |

**DETERMINATION:** (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature: \_\_\_\_\_

Date \_\_\_\_\_

## EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved. Answers should address off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. “Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses,” as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a. Earlier Analysis Used. Identify and state where they are available for review.
  - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. The explanation of each issue should identify:
  - a. the significance criteria or threshold, if any, used to evaluate each question; and
  - b. the mitigation measure identified, if any, to reduce the impact to less than significance

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**I. AESTHETICS:** Would the project:

- |    |  |                          |                          |                          |                                     |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. | Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project site is not located within a scenic vista.

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b. | Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The site is not considered a scenic resource and is not located along a state scenic highway, and there are no historic buildings located on this site.

- |    |  |                          |                          |                          |                                     |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c. | Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed development would be consistent with the existing type of buildings and display as currently developed. The project would not degrade the existing visual character or quality of the site or surroundings.

- |    |  |                          |                          |                          |                                     |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d. | Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Sources: 1, 2, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: Any new exterior lighting will be required to be shielded so that it does not produce off-site glare.

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**II. AGRICULTURE AND FOREST RESOURCES:** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. | Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project is not located on agriculturally zoned land and there are no agricultural activities taking place on the site.

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b. | Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See discussion section for Section II.a.



	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
c. Conflict with existing zoning for, or cause rezoning of, forest, land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 5114(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: The project is not located on agriculturally zoned land and there are no agricultural activities taking place on the site.				
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: The project is not located on land zoned for forest purposes.				
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: This project would not result in the conversion of farmland or forest land.				

**III. AIR QUALITY:** Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Conflict with or obstruct implementation of the applicable air quality plan? (Source: 11) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

*Discussion: The San Luis Obispo County area is a non-attainment area for the State standards for ozone and suspended particulate matter. The SLO County Air Pollution Control District (APCD) administers a permit system to ensure that stationary sources do not collectively create emissions which would cause local and state standards to be exceeded. The potential for future project development to create adverse air quality impacts falls generally into two categories: Short term and Long term impacts.*

*Short term impacts are associated with the grading and development portion of a project where earth work generates dust, but the impact ends when construction is complete. Long term impacts are related to the ongoing operational characteristics of a project and are generally related to vehicular trip generation and the level of offensiveness of the onsite activity being developed.*

*There will be short term impacts associated with grading for the proposed construction, standard conditions required by the City as well as the APCD will be implemented.*

*Based on the museum use being a low traffic generator and based on the 64,000 square foot build out of the museum buildings, when reviewing the project with the APCD CEQA Handbook, the project would produce less than the 25 lbs/day of ROG+NOx and there for be considered less than significant and no mitigation is required for operational or long-term impacts (since the APCD Handbook did not specifically list museums as a land use, staff compared the use with a light-industrial or manufacture type of land use).*

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Source: 11) Discussion: See Section III.a	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Source: 11) Discussion: See Section III.a	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations? (Source: 11) Discussion: Besides the short term impacts from the actual grading, there will not be a significant impact to sensitive receptors.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people? (Source: 11) Discussion: The project will not create objectionable odors.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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**IV. BIOLOGICAL RESOURCES:** Would the project:

a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion (a-f):

Over 75-percent of the site is currently developed with buildings, driveways, parking, runways, static aircraft display and equipment and materials storage. The remaining area would be developed with the proposed buildings and additional parking areas.

The existing open space areas contain little vegetation and is routinely mowed and driven on with vehicles and equipment. Trees on the property are ornamental and non-native, and riparian and/or wetland areas were not observed. The Conservation Element of the City of El Paso de Robles General Plan categorizes this and surrounding properties as “Urban/Disturbed” except a portion to the South categorized as “Agricultural / Rural.” Similarly, the General Plan EIR categorizes this property as “infill” in regards to the Kit Fox Mitigation Area.

Based on the museum operations utilizing a majority of the site to operate and maintain the existing museum, and since all but one 12,000 square foot aircraft hanger, all the building square footage will be expanding existing building in areas that is already being used, impacts to biological resources will be less than significant.

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**V. CULTURAL RESOURCES:** Would the project:

a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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Discussion (a-d):

There are no historic resources located on the site and based on the location of this site within the airport area, it is not anticipated that this project will impact cultural resources. The standard condition will be included in the project:

In the event that buried or otherwise unknown cultural resources are discovered during construction work in the area of the find, work shall be suspended and the City of Paso Robles should be contacted immediately, and appropriate mitigations measures shall be developed by qualified archeologist or historian if necessary, at the developers expense.

**VI. GEOLOGY AND SOILS:** Would the project:

a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. (Sources: 1, 2, & 3)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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*Discussion: The potential for and mitigation of impacts that may result from fault rupture in the project area are identified and addressed in the General Plan EIR, pg. 4.5-8. There are two known fault zones on either side of the Salinas Rivers valley. The Rinconada Fault system runs on the west side of the valley, and grazes the City on its western boundary. The San Andreas Fault is on the east side of the valley and is situated about 30 miles east of Paso Robles. The City of Paso Robles recognizes these geologic influences in the application of the Uniform Building Code to all new development within the City. Review of available information and examinations indicate that neither of these faults is active with respect to ground rupture in Paso Robles. Soils and geotechnical reports and structural engineering in accordance with local seismic influences would be applied in conjunction with any new development proposal. Based on standard conditions of approval, the potential for fault rupture and exposure of persons or property to seismic hazards is not considered significant. There are no Alquist-Priolo Earthquake Fault Zones within City limits.*

ii. Strong seismic ground shaking? (Sources: 1, 2, & 3)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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*Discussion: The proposed project will be constructed to current CBC codes. The General Plan EIR identified impacts resulting from ground shaking as less than significant and provided mitigation measures that will be incorporated into the design of this project including adequate structural design and not constructing over active or potentially active faults.*

iii. Seismic-related ground failure, including liquefaction? (Sources: 1, 2 & 3)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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*Discussion: Per the General Plan EIR, the project site is located in an area with soil conditions that have a potential for liquefaction or other type of ground failure due to seismic events and soil conditions. To implement the EIR's mitigation measures to reduce this potential impact, the City has a standard condition to require submittal of soils and geotechnical reports, which include site-specific analysis of liquefaction potential for all building permits for new construction, and incorporation of the recommendations of said reports into the design of the project*

- |                 |                          |                          |                          |                                     |
|-----------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| iv. Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-----------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See discussions above.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b. Result in substantial soil erosion or the loss of topsoil? (Sources: 1, 2, & 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

*Discussion: Per the General Plan EIR the soil condition is not erosive or otherwise unstable. As such, no significant impacts are anticipated. A geotechnical/ soils analysis will be required prior to issuance of building permits that will evaluate the site specific soil stability and suitability of grading and retaining walls proposed. This study will determine the necessary grading techniques that will ensure that potential impacts due to soil stability will not occur. An erosion control plan shall be required to be approved by the City Engineer prior to commencement of site grading.*

- |  |                          |                          |                          |                          |
|--|--------------------------|--------------------------|--------------------------|--------------------------|
| c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|--------------------------|

*Discussion: See response to item a.iii, above.*

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

*Discussion: See response to item a.iii, above.*

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: It is not anticipated that the existing septic system will need to be increased to serve this project. If it is determined by the Building Department that the septic system will need to be expanded, all code requirements related to septic systems will need to be complied with.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**VII. GREENHOUSE GAS EMISSIONS:** Would the project:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?                      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gasses? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion (a-b):

The uses of the proposed building include aircraft and vehicle storage as well as museum activities. It is not anticipated that these types of uses, which are low traffic generators would have an impact on greenhouse gasses.

**VIII. HAZARDS AND HAZARDOUS MATERIALS:** Would the project:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion (a-h):

The construction of the new buildings and additions will not create a hazardous situation at the existing museum site. The use of the building which would include museum activities as well as storage of aircraft and equipment associated with the museum, would not include hazardous materials. Any chemicals used in the maintenance and restoration of equipment and aircraft are kept in a separate building from buildings where people visiting the museum would be occupying. Section 21.21.040, General performance standards for all uses, which includes but not limited to fire and explosion hazards, liquid and solid wastes, vapors and gasses will be applied to this project.

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**IX. HYDROLOGY AND WATER QUALITY:** Would the project:

a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., Would the production rate of pre-existing nearby wells drop to a level which would not support existing land uses or planned uses for which permits have been granted)? Would decreased rainfall infiltration or groundwater recharge reduce stream baseflow? (Source: 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? (Source: 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? (Source: 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Source: 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Otherwise substantially degrade water quality? Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. Inundation by mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k. Conflict with any Best Management Practices found within the City's Storm Water Management Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Substantially decrease or degrade watershed storage of runoff, wetlands, riparian areas, aquatic habitat, or associated buffer zones?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion (a-1):

The site is flat and as a result all drainage will be handled by on-site retention. . Additionally the site is not located within a flood hazard area and the subject buildings will be utilizing City water and existing septic systems. Therefore, the projects impacts related to hydrological and water quality issues will be less than significant since the project will be required to comply with the City’s standards related to site drainage, storm water run-off, water quality and water supply.

**X. LAND USE AND PLANNING:** Would the project:

a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The project consists of expanding an existing aircraft museum at the City’s Municipal Airport, it will not divide an established community.

b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion:

This project consists of expanding an existing aircraft museum at the Airport, which is consistent with the Airport (AP) zoning and Business Park (BP) land use designation of the Zoning Code and General Plan. Therefore, there will not be impacts to land use plans or policies.

c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: There are no habitat conservation plans or natural community conservation plans established in this area of the City. Therefore there is no impact.

**XI. MINERAL RESOURCES:** Would the project:

a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: There are no known mineral resources at this project site.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: There are no known mineral resources at this project site.				

**XII. NOISE:** Would the project result in:

a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Sources: 1, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion: The project consists of expanding buildings within the existing aircraft museum located at the City's Municipal Airport. Activities including flying aircraft, restoration and maintenance of aircraft are anticipated activities at this existing museum. The additions of the proposed buildings are for aircraft and equipment storage as well as museum activities. The proposed project would not increase noise levels to surrounding properties or subject people visiting or working at the museum beyond existing levels.

**XIII. POPULATION AND HOUSING:** Would the project:

a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion (a-c):

The project will not create induce population growth, displace housing or people.

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**XIV. PUBLIC SERVICES:** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a. Fire protection? (Sources: 1,10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Police protection? (Sources: 1,10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Other public facilities? (Sources: 1,10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion (a-e):

The project will not create an impact to public services.

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**XV. RECREATION**

a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				
Discussion (a&b):				
The project will not impact recreational facilities.				

**XVI. TRANSPORTATION/TRAFFIC:** Would the project:

a. Conflict with an applicable plan, ordinance or policy establishing measures or effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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Discussion (a-f):

Given the pattern of visitors visiting the site at random hours throughout the day, there typically is not a specific time when the museum is at capacity, the museum use is a very low trip generator. Therefore, the project will not impact traffic or transportation facilities.

**XVII. UTILITIES AND SERVICE SYSTEMS:** Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?                            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?                                     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project=s projected demand in addition to the provider=s existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g. Comply with federal, state, and local statutes and regulations related to solid waste?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion (a-g):

The project will not impact utilities or service systems.

Potentially  
Significant  
Impact

Less Than  
Significant with  
Mitigation  
Incorporated

Less Than  
Significant  
Impact

No  
Impact

**XVIII. MANDATORY FINDINGS OF SIGNIFICANCE**

- a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Discussion: The proposed project consists of expanding existing buildings and building new buildings on a site that has been developing as an aircraft museum for over 25 years. Most of the site that is not buildings, driveways, runways and parking areas is utilized as aircraft display and storage. The site is routinely maintained and mowed, so impact to fish, wildlife, of plant habitat is less than significant.

- b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Discussion:

Therefore, the project will not have impacts that are individually limited, but cumulatively considerable.

- c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Discussion:

Therefore, the project will not cause substantial adverse effects on human beings, either directly or indirectly.

**EARLIER ANALYSIS AND BACKGROUND MATERIALS.**

Earlier analyses may be used where, pursuant to tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D).

Earlier Documents Prepared and Utilized in this Analysis and Background / Explanatory Materials

<b><u>Reference #</u></b>	<b><u>Document Title</u></b>	<b><u>Available for Review at:</u></b>
1	City of Paso Robles General Plan	City of Paso Robles Community Development Department 1000 Spring Street Paso Robles, CA 93446
2	City of Paso Robles Zoning Code	Same as above
3	City of Paso Robles Environmental Impact Report for General Plan Update	Same as above
4	2005 Airport Land Use Plan	Same as above
5	City of Paso Robles Municipal Code	Same as above
6	City of Paso Robles Water Master Plan	Same as above
7	City of Paso Robles Urban Water Management Plan 2005	Same as above
8	City of Paso Robles Sewer Master Plan	Same as above
9	City of Paso Robles Housing Element	Same as above
10	City of Paso Robles Standard Conditions of Approval for New Development	Same as above
11	San Luis Obispo County Air Pollution Control District Guidelines for Impact Thresholds	APCD 3433 Roberto Court San Luis Obispo, CA 93401
12	San Luis Obispo County – Land Use Element	San Luis Obispo County Department of Planning County Government Center San Luis Obispo, CA 93408
13	USDA, Soils Conservation Service, Soil Survey of San Luis Obispo County, Paso Robles Area, 1983	Soil Conservation Offices Paso Robles, Ca 93446



RESOLUTION NO. \_\_\_\_\_  
A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO APPROVE PLANNED DEVELOPMENT 93010 AMENDMENT  
(ESTRELLA WARBIRDS MUSEUM, INC.)  
APN: 025-471-010 & 011

WHEREAS, Planned Development 93010 Amendment has been submitted by the Estrella Warbirds Museum, Inc., for the construction of a 32,000 square foot expansion/addition to existing buildings, and

WHEREAS, the project is located at 4251 Dry Creek Road, and

WHEREAS, the applicants are requesting that the Planning Commission allow a parking ratio of one space per 1,000 square feet, similar to warehouse and storage; and

WHEREAS, Section 21.22.050 of the Parking Ordinance gives the Planning Commission the ability to approve a parking ratio for a use that is not specifically listed by applying a parking ratio of a use that has a similar traffic pattern; and

WHEREAS, the museum averages about 50 visitors per day, the existing parking lots with approximately 65 parking spaces (with an additional 10 spaces added with the construction of the Brooks and Hind additions) is adequate for the current museum use including the proposed expansion; and

WHEREAS, a resolution was adopted by the Planning Commission that approved a Negative Declaration status for this project, and a Negative Declaration was prepared for the proposed Planned Development application in accordance with the California Environmental Quality Act; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby resolve, determine and order as follows, based upon the facts and analysis presented in the staff reports, and public testimony:

That the Planning Commission of the City of El Paso de Robles does hereby make the following findings:

1. That the proposed Planned Development amendment is consistent with the goals and policies established by the general plan since it would provide the museum the necessary facilities to continue expanding and improving the museum;
2. That the proposed Planned Development amendment is consistent with the zoning code;
3. That the proposed Planned Development amendment will be consistent with all other adopted codes, policies, standards and plans of the city;

4. That the proposed Planned Development amendment will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the person residing or working in the neighborhood, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the city;
5. That the proposed Planned Development amendment, with the conditions of approval outlined in this resolution, accommodates the aesthetic quality of the city as a whole;
6. That the proposed Planned Development amendment is compatible with, and is not detrimental to, surrounding land uses and improvements, provides appropriate visual appearance, and contributes to the mitigation of environmental and social impacts;
7. That the proposed Planned Development amendment contributes to the orderly development of the city as a whole.
8. That the use of the 1 parking space per 1,000 square feet of building square footage seems to be a reasonable ratio to use for the museum use.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby resolve, determine and order as follows, based upon the facts and analysis presented in the staff reports, and public testimony:

1. The project shall be constructed so as to substantially conform with the following listed exhibits and conditions established by this resolution:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Standard Conditions
B	Site Plan

\*Large copies of plans are on file in the Community Development Department

2. The conditions of approval within Resolutions 94-017, 94-043, 05-093 and 08-012 shall remain in full effect.
3. The approval of this project would allow for the construction of an additional 32,000 square feet to the existing museum for a total of 62,000 square total of building square footage.
4. The parking ratio for the museum would be 1 parking space for each 1,000 square feet of gross square footage. Special event overflow parking will be required on a case by case basis by the Airport Manager and/or the Community Development Director or his or her designee.

5. In the future if the use of the buildings change that results in increase in museum visitors and traffic trips beyond what the existing parking can accommodate, plans shall be provided to the Building and Planning Departments to insure that the buildings comply with the necessary codes for the proposed use, including the possibility of additional parking spaces.
6. Prior to or concurrent with the issuance of a building permit, the following items need to be provided for review by the Development Review Committee (DRC):
  - a. Site/landscaping plan;
  - b. Architectural elevations;
  - c. exterior light cut-sheets.
7. Any new signage will need to be reviewed by the Development Review Committee (DRC).
8. Prior to occupancy of any building permit, if it is determined by the Building Codes that additional sewer capacity is needed, an on-site private sewer collection system shall be installed in accordance with Regional Water Board design criteria. Sewer lateral/s shall be extended to the proposed location of the new sewer line in Dry Creek Road for future connection purposes.

PASSED AND ADOPTED THIS 26<sup>th</sup> day of July 2011, by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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STEVE GREGORY, CHAIRMAN

ATTEST:

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ED GALLAGHER, PLANNING COMMISSION SECRETARY

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EXHIBIT A OF RESOLUTION  
CITY OF EL PASO DE ROBLES  
STANDARD DEVELOPMENT CONDITIONS

Planned Development PD 93-010  Conditional Use Permit  
Amendment

Tentative Parcel Map  Tentative Tract Map

Approval Body: Planning Commission Date of Approval: July 26, 2011

Applicant: Estrella Warbirds Museum Location: 4251 Dry Creek Road

APN:025-471-010 & 011

The following conditions that have been checked are standard conditions of approval for the above referenced project. The checked conditions shall be complied with in their entirety before the project can be finalized, unless otherwise specifically indicated. In addition, there may be site specific conditions of approval that apply to this project in the resolution.

**COMMUNITY DEVELOPMENT DEPARTMENT - The applicant shall contact the Community Development Department, (805) 237-3970, for compliance with the following conditions:**

**A. GENERAL CONDITIONS – PD/CUP:**

- 1. This project approval shall expire on July 26, 2013 unless a time extension request is filed with the Community Development Department, or a State mandated automatic time extension is applied prior to expiration.
- 2. The site shall be developed and maintained in accordance with the approved plans and unless specifically provided for through the Planned Development process shall not waive compliance with any sections of the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.
- 3. To the extent allowable by law, Owner agrees to hold City harmless from costs and expenses, including attorney's fees, incurred by City or held to be the liability of City in connection with City's defense of its actions in any proceeding brought in any State or Federal court challenging the City's actions with respect to the project. Owner understands and acknowledges that City is under no obligation to defend any legal actions challenging the City's actions with respect to the project.



- 4. Any site specific condition imposed by the Planning Commission in approving this project **(Conditional Use Permit)** may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the approval of this project. No such modification shall be made unless the Commission finds that such modification is necessary to protect the public interest and/or neighboring properties, or, in the case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use for this approval.
- 5. The site shall be kept in a neat manner at all times and the landscaping shall be continuously maintained in a healthy and thriving condition.
- 6. All signs shall be subject to review and approval as required by Municipal Code Section 21.19 and shall require a separate application and approval prior to installation of any sign.
- 7. All walls/fences and exposed retaining walls shall be constructed of decorative materials which include but are not limited to splitface block, slumpstone, stuccoed block, brick, wood, crib walls or other similar materials as determined by the Development Review Committee, but specifically excluding precision block.
- 8. Prior to the issuance of a Building Permit a landscape and irrigation plan consistent with the Landscape and Irrigation Ordinance, shall be submitted for City review and approval. The plan needs to be designed in a manner that utilizes drought tolerant plants, trees and ground covers and minimizes, if not eliminates the use of turf. The irrigation plan shall utilize drip irrigation and limit the use of spray irrigation. All existing and/or new landscaping shall be installed with automatic irrigation systems.
- 9. A reciprocal parking and access easement and agreement for site access, parking, and maintenance of all project entrances, parking areas, landscaping, hardscape, common open space, areas and site lighting standards and fixtures, shall be recorded prior to or in conjunction with the Final Map. Said easement and agreement shall apply to all properties, and be referenced in the site Covenants, Conditions and Restrictions (CC&Rs).
- 10. All outdoor storage shall be screened from public view by landscaping and walls or fences per Section 21.21.110 of the Municipal Code.
- 11. For commercial, industrial, office or multi-family projects, all refuse enclosures are required to provide adequate space for recycling bins. The enclosure shall be architecturally compatible with the primary building. Gates shall be view obscuring and constructed of durable materials. Check with Paso Robles Waste Disposal to determine the adequate size of enclosure based on the number and size of containers to be stored in the enclosure.

(Adopted by Planning Commission Resolution \_\_\_\_\_)

- 12. For commercial, industrial, office or multi-family projects, all existing and/or new ground-mounted appurtenances such as air-conditioning condensers, electrical transformers, backflow devices etc., shall be screened from public view through the use of decorative walls and/or landscaping subject to approval by the Community Development Director or his designee. Details shall be included in the building plans.
- 13. All existing and/or new roof appurtenances such as air-conditioning units, grease hoods, etc. shall be screened from public view. The screening shall be architecturally integrated with the building design and constructed of compatible materials to the satisfaction of the Community Development Director or his designee. Details shall be included in the building plans.
- 14. All existing and/or new lighting shall be shielded so as to be directed downward in such a manner as to not create off-site glare or adversely impact adjacent properties. The style, location and height of the lighting fixtures shall be submitted with the building plans and shall be subject to approval by the Community Development Director or his designee.
- 15. All walls/fences and exposed retaining walls shall be constructed of decorative materials which include but are not limited to splitface block, slumpstone, stuccoed block, brick, wood, crib walls or other similar materials as determined by the Development Review Committee, but specifically excluding precision block.
- 16. It is the property owner's responsibility to insure that all construction of private property improvements occur on private property. It is the owner's responsibility to identify the property lines and insure compliance by the owner's agents.
- 17. Any existing Oak trees located on the project site shall be protected and preserved as required in City Ordinance No.835 N.S., Municipal Code No. 10.01 "Oak Tree Preservation", unless specifically approved to be removed. An Oak tree inventory shall be prepared listing the Oak trees, their disposition, and the proposed location of any replacement trees required. In the event an Oak tree is designated for removal, an approved Oak Tree Removal Permit must be obtained from the City, prior to removal.
- 18. No storage of trash cans or recycling bins shall be permitted within the public right-of-way.
- 19. Prior to recordation of the map or prior to occupancy of a project, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or his designee.
- 20. Two sets of the revised Planning Commission approved plans incorporating all Conditions of Approval, standard and site specific, shall be submitted to the

Community Development Department prior to the issuance of building permits.

- 21. Prior to the issuance of building permits, the
  - Development Review Committee shall approve the following:
  - Planning Division Staff shall approve the following:
    - a. A detailed site plan indicating the location of all structures, parking layout, outdoor storage areas, walls, fences and trash enclosures;
    - b. A detailed landscape plan;
    - c. Detailed building elevations of all structures indicating materials, colors, and architectural treatments;
    - d. Other: Landscape plans

**B. GENERAL CONDITIONS – TRACT/PARCEL MAP:**

- 1. In accordance with Government Section 66474.9, the subdivider shall defend, indemnify and hold harmless the City, or its agent, officers and employees, from any claim, action or proceeding brought within the time period provided for in Government Code section 66499.37, against the City, or its agents, officers, or employees, to attack, set aside, void, annul the City's approval of this subdivision. The City will promptly notify subdivider of any such claim or action and will cooperate fully in the defense thereof.
- 2. The Covenants, Conditions, and Restrictions (CC&Rs) and/or Articles Affecting Real Property Interests are subject to the review and approval of the Community Development Department, the Public Works Department and/or the City Attorney. They shall be recorded concurrently with the Final Map or prior to the issuance of building permits, whichever occurs first. A recorded copy shall be provided to the affected City Departments.
- 3. The owner shall petition to annex residential Tract (or Parcel Map)\_\_\_\_\_ into the City of Paso Robles Community Facilities District No. 2005-1 for the purposes of mitigation of impacts on the City's Police and Emergency Services Departments.
- 4. Street names shall be submitted for review and approval by the Planning Commission, prior to approval of the final map.
- 5. The following areas shall be permanently maintained by the property owner, Homeowners' Association, or other means acceptable to the City:  
\_\_\_\_\_  
\_\_\_\_\_.

(Adopted by Planning Commission Resolution \_\_\_\_\_)

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**ENGINEERING DIVISION- The applicant shall contact the Engineering Division, (805) 237-3860, for compliance with the following conditions:**

All conditions marked are applicable to the above referenced project for the phase indicated.

**C. PRIOR TO ANY PLAN CHECK:**

- 1. The applicant shall enter into an Engineering Plan Check and Inspection Services Agreement with the City.

**D. PRIOR TO ISSUANCE OF A GRADING PERMIT:**

- 1. Prior to approval of a grading plan, the developer shall apply through the City, to FEMA and receive a Letter of Map Amendment (LOMA) issued from FEMA. The developer's engineer shall provide the required supporting data to justify the application.
- 2. Any existing Oak trees located on the project site shall be protected and preserved as required in City Ordinance No. 553, Municipal Code No. 10.01 "Oak Tree Preservation", unless specifically approved to be removed. An Oak tree inventory shall be prepared listing the Oak trees, their disposition, and the proposed location of any replacement trees required. In the event an Oak tree is designated for removal, an approved Oak Tree Removal Permit must be obtained from the City, prior to its removal.
- 3. A complete grading and drainage plan shall be prepared for the project by a registered civil engineer and subject to approval by the City Engineer. The project shall conform to the City's Storm Water Discharge Ordinance.
- 4. A Preliminary Soils and/or Geology Report providing technical specifications for grading of the site shall be prepared by a Geotechnical Engineer.
- 5. A Storm Water Pollution Prevention Plan per the State General Permit for Storm Water Discharges Associated with Construction Activity shall be provided for any site that disturbs greater than or equal to one acre, including projects that are less than one acre that are part of a larger plan of development or sale that would disturb more than one acre.

**E. PRIOR TO ISSUANCE OF A BUILDING PERMIT:**

- 1. All off-site public improvement plans shall be prepared by a registered civil engineer and shall be submitted to the City Engineer for review and approval. The improvements shall be designed and placed to the Public Works Department Standards and Specifications.



- 2. The applicant shall submit a composite utility plan signed as approved by a representative of each public utility.
- 3. Landscape and irrigation plans for the public right-of-way shall be incorporated into the improvement plans and shall require approval by the Streets Division Supervisor and the Community Development Department.
- 4. In a special Flood Hazard Area as indicated on a Flood Insurance Rate Map (FIRM) the owner shall provide an Elevation Certificate in accordance with the National Flood Insurance program. This form must be completed by a land surveyor or civil engineer licensed in the State of California.

**F. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY OR RECORDATION OF THE FINAL MAP:**

**The Planning Commission has made a finding that the fulfillment of the construction requirements listed below are a necessary prerequisite to the orderly development of the surrounding area.**

- 1. The applicant shall pay any current and outstanding fees for Engineering Plan Checking and Construction Inspection services.
- 2. All public improvements are completed and approved by the City Engineer, and accepted by the City Council for maintenance.
- 3. The owner shall offer to dedicate and improve the following street(s) to the standard indicated:  

<u>See Site Specific Conditions</u>		
Street Name	City Standard	Standard Drawing No.
- 4. If, at the time of approval of the final map, any required public improvements have not been completed and accepted by the City the owner shall be required to enter into a Subdivision Agreement with the City in accordance with the Subdivision Map Act.

Bonds required and the amount shall be as follows:  
Performance Bond.....100% of improvement costs.  
Labor and Materials Bond.....50% of performance bond.

- 5. If the existing City street adjacent to the frontage of the project is inadequate for the traffic generated by the project, or will be severely damaged by the construction, the applicant shall excavate the entire structural section and replace it with a standard half-width street plus a 12' wide travel lane and 8' wide graded shoulder adequate to provide for two-way traffic.

(Adopted by Planning Commission Resolution \_\_\_\_\_)

6. If the existing pavement and structural section of the City street adjacent to the frontage of the project is adequate, the applicant shall provide a new structural section from the proposed curb to the edge of pavement and shall overlay the existing paving to centerline for a smooth transition.
7. Due to the number of utility trenches required for this project, the City Council adopted Pavement Management Program requires a pavement overlay on \_\_\_\_\_ along the frontage of the project.
8. The applicant shall install all utilities. Street lights shall be installed at locations as required by the City Engineer. All existing overhead utilities adjacent to or within the project shall be relocated underground except for electrical lines 77 kilovolts or greater. All utilities shall be extended to the boundaries of the project.
9. The owner shall offer to dedicate to the City the following easement(s). The location and alignment of the easement(s) shall be to the description and satisfaction of the City Engineer:
- a. Public Utilities Easement;
  - b. Water Line Easement;
  - c. Sewer Facilities Easement;
  - d. Landscape Easement;
  - e. Storm Drain Easement.
10. The developer shall annex to the City's Landscape and Lighting District for payment of the operating and maintenance costs of the following:
- a. Street lights;
  - b. Parkway/open space landscaping;
  - c. Wall maintenance in conjunction with landscaping;
  - d. Graffiti abatement;
  - e. Maintenance of open space areas.
11. For a building with a Special Flood Hazard Area as indicated on a Flood Insurance Rate Map (FIRM), the developer shall provide an Elevation Certificate in accordance with the National Flood Insurance Program. This form must be completed by a lands surveyor or civil engineer licensed in the State of California.
12. All final property corners shall be installed.
13. All areas of the project shall be protected against erosion by hydro seeding or landscaping.
14. All construction refuse shall be separated (i.e. concrete, asphalt concrete, wood gypsum board, etc.) and removed from the project in accordance with the City's Source Reduction and Recycling Element.

- 15. Clear blackline mylars and paper prints of record drawings, signed by the engineer of record, shall be provided to the City Engineer prior to the final inspection. An electronic autocad drawing file registered to the California State Plane – Zone 5 / NAD83 projected coordinate system, units in survey feet, shall be provided.

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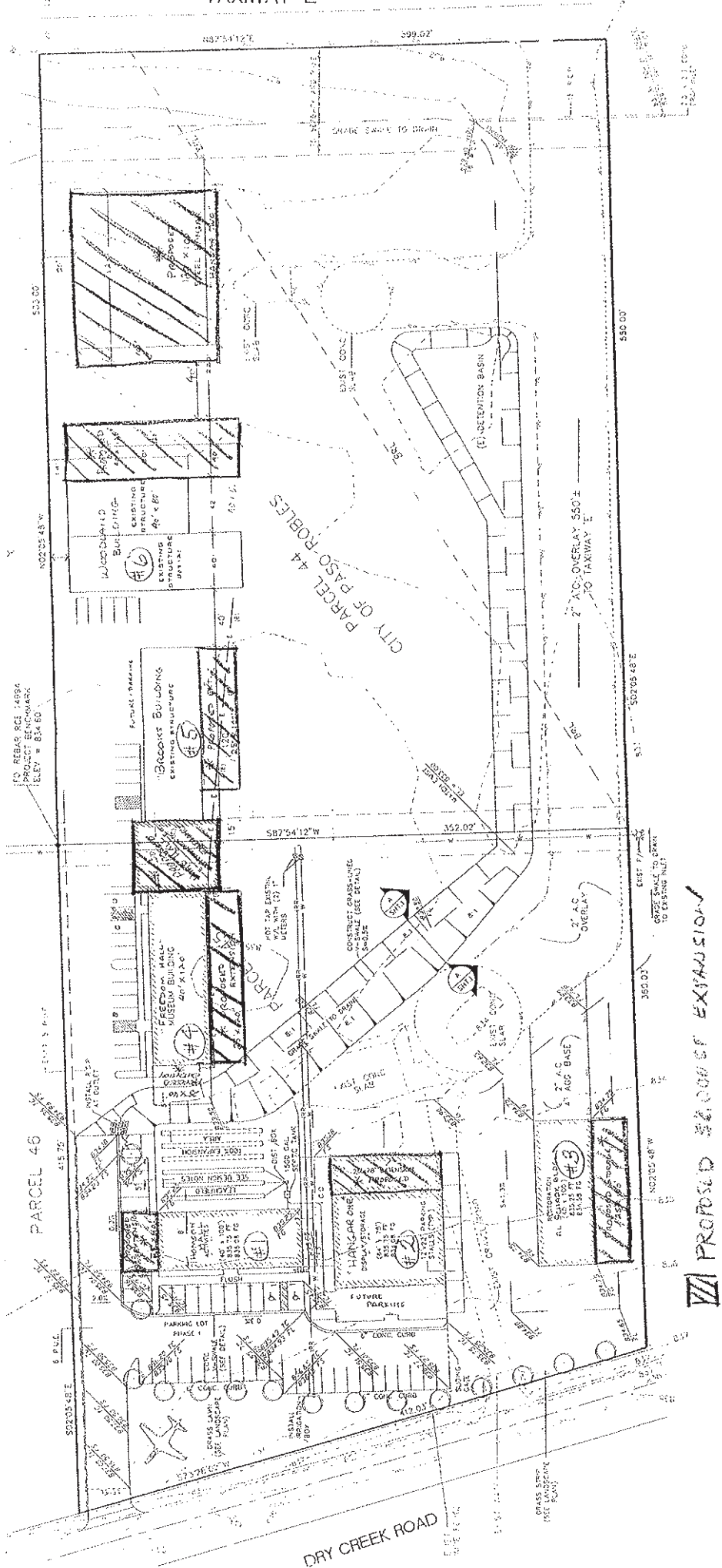
**PASO ROBLES DEPARTMENT OF EMERGENCY SERVICES-** The applicant shall contact the Department of Emergency Services, (805) 227-7560, for compliance with the following conditions:

**G. GENERAL CONDITIONS**

- 1.  Prior to the start of construction:
  - Plans shall be reviewed, approved and permits issued by Emergency Services for underground fire lines.
  - Applicant shall provide documentation to Emergency Services that required fire flows can be provided to meet project demands.
  - Fire hydrants shall be installed and operative to current, adopted edition of the California Fire Code.
  - A based access road sufficient to support the department's fire apparatus (HS-20 truck loading) shall be constructed and maintained for the duration of the construction phase of the project.
  - Access road shall be at least twenty (20) feet in width with at least thirteen (13) feet, six (6) inches of vertical clearance.
  
- 2.  Provide central station monitored fire sprinkler system for all residential, commercial and industrial buildings that require fire sprinklers in current, adopted edition of the California Building Code, California Fire Code and Paso Robles Municipal Code.
  - Plans shall be reviewed, approved and permits issued by Emergency Services for the installation of fire sprinkler systems.
  
- 3.  Provide central station monitored fire alarm system for all residential, commercial and industrial buildings that require fire alarm system in current, adopted edition of the California Building Code, California Fire Code and Paso Robles Municipal Code.
  
- 4.  If required by the Fire Chief, provide on the address side of the building if applicable:
  - Fire alarm annunciator panel in weatherproof case.
  - Knox box key entry box or system.
  - Fire department connection to fire sprinkler system.

(Adopted by Planning Commission Resolution \_\_\_\_\_)

5.  Provide temporary turn-around to current City Engineering Standard for phased construction streets that exceed 150 feet in length.
6.  Project shall comply with all requirements in current, adopted edition of California Fire Code and Paso Robles Municipal Code.
7.  Prior to the issuance of Certificate of Occupancy:
  - Final inspections shall be completed on all underground fire lines, fire sprinkler systems, fire alarm systems and chemical hood fire suppression systems.
  - Final inspections shall be completed on all buildings.



PROPOSED \$2,000,000 EXPANSION

Exhibit B  
 Site Plan  
 PD 93-010 Amendment  
 (Estrella Warbirds)



PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL  
PROJECT NOTICING

Newspaper: Tribune

Date of  
Publication: July 1, 2011

Hearing  
Date: July 26, 2011  
(Planning Commission)

Project: Notice of Intent to Adopt a Negative  
Declaration and a Planned Development  
Amendment 93-010 (Estrella Warbirds  
Museum)

I, Theresa Variano, employee of the Community  
Development Department, Planning Division, of the City  
of El Paso de Robles, do hereby certify that this notice is  
a true copy of a published legal newspaper notice for the  
above named project.

Signed:   
Theresa Variano

forms/newsaffi.691

**CITY OF EL PASO DE ROBLES**  
**NOTICE OF PUBLIC HEARING**  
**NOTICE OF INTENT TO ADOPT A  
NEGATIVE DECLARATION AND  
PLANNED DEVELOPMENT  
93-010 AMENDMENT**

**NOTICE IS HEREBY GIVEN** that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing on Tuesday, July 26, 2011. The meeting will be held at 7:30 p.m. at the City of El Paso de Robles, 1000 Spring Street, Paso Robles, California, in the City Council Chambers, to consider a adoption of a Planned Development amendment and the associated Negative Declaration (statement that there will be no significant environmental impacts) in accordance with the provisions of the California Environmental Quality Act (CEQA) for the following project:

**PD 93010 Amendment:** a request filed by Estrella Warbirds Museum, Inc., to amend the existing Master Plan to allow for the construction of approximately 32,000 square feet of new buildings/additions to existing buildings, at the Museum located at 4251 Dry Creek Road.

The public review period for the Negative Declaration (ND) is July 5, 2011 through July 26, 2011. The proposed ND may be reviewed at the Community Development Department, 1000 Spring Street, Paso Robles, California. Copies may be purchased for the cost of reproduction.

Written comments on the proposed project and corresponding ND may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446, provided that the comments are received prior to the time of the public hearing. Oral comments may be made at the hearing. Should you have any questions regarding this application, please call Darren Nash at (805) 237-3970.

If you challenge this application in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at or prior to the public hearing.

Darren Nash, Associate Planner  
July 1, 2011 6948178

**AFFIDAVIT**  
**OF MAIL NOTICES**  
**PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING**

I, Theresa Variano, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Planned Development 93-010 Amendment (Estrella Warbirds Museum) on this 1st day of July, 2011.

City of El Paso de Robles  
Community Development Department  
Planning Division

Signed:   
Theresa Variano

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